

## **APPENDIX A**

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### **NOTICE OF PREPARATION AND PUBLIC RESPONSE LETTERS**



PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
SUNNYVALE, CALIFORNIA 94088-3707

## NOTICE OF PREPARATION

TO: Responsible, Trustee and other  
Interested Public Agencies

FROM: City of Sunnyvale  
Community Development  
456 West Olive Avenue  
P.O. Box 3707  
Sunnyvale, CA 94088-3707

SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report**

The City of Sunnyvale will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is not attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

Please send your response to Steve Lynch at the address shown above. We will need the name for a contact person in your agency.

Project Title: Lakeside Specific Plan Project

Project Applicant: City of Sunnyvale, Community Development

Project Description: The proposed project consists of two components: 1) a General Plan amendment to change the land use and zoning on the site to Specific Plan and 2) a development proposal to construct a 280-unit residential development (maximum number) and a 260-room hotel. (See attached for detailed description)

Date: February 17, 2005

Signature: 

Title: Associate Planner

Telephone: (408) 730-2723

E-Mail: [SLynch@ci.sunnyvale.ca.us](mailto:SLynch@ci.sunnyvale.ca.us)

## **A. INTRODUCTION**

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide public agencies with the environmental information required to evaluate a proposed project, establish methods for reducing adverse environmental impacts, and consider alternatives to a project prior to the approval of the project.

The EIR for the proposed residential development of an 8.63-acre site in Sunnyvale will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the EIR
- A project description
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures
- Alternatives to the project as proposed
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) the growth-inducing impacts of the proposed project, (c) effects found not to be significant, and (d) cumulative impacts.

## **B. PROJECT LOCATION**

The 8.63-acre project site is located at 1250 Lakeside Drive in Sunnyvale (Assessor Parcel Numbers: 216-43-035 and 216-43-036). The project site is located south of U.S. Highway 101 and east of Lawrence Expressway. The project site is currently developed with a 378-room hotel, landscaping, and surface parking lots. Surrounding land uses include a hotel to the east of the project site, a man-made pond/water feature and offices to the south, and residential apartments to the west of the project site. A regional map, vicinity map, and aerial photograph of the project site are shown on Figures 1, 2, and 3, respectively.

Figure 1 Regional Map

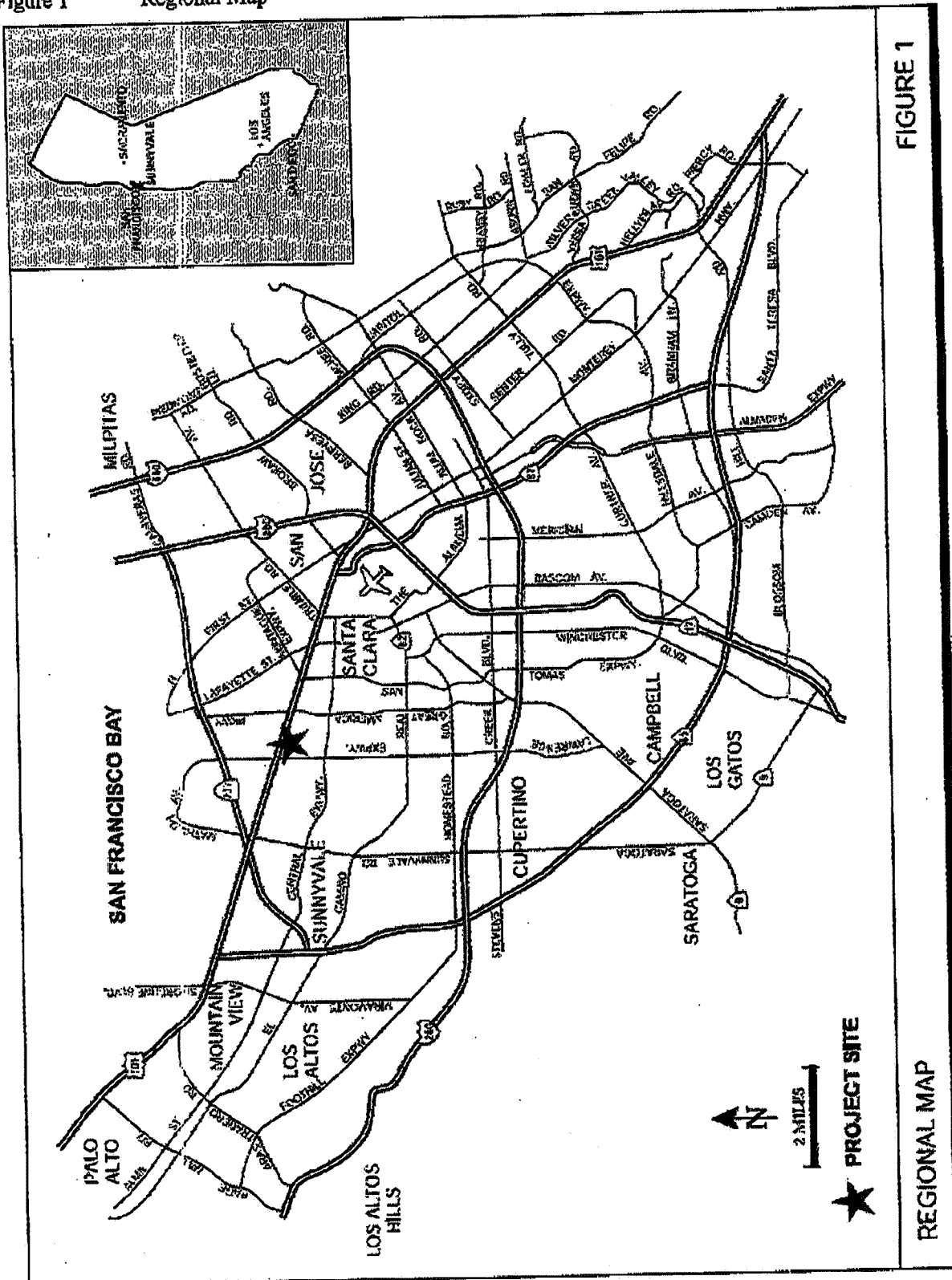


FIGURE 1

REGIONAL MAP

Figure 2 Vicinity Map

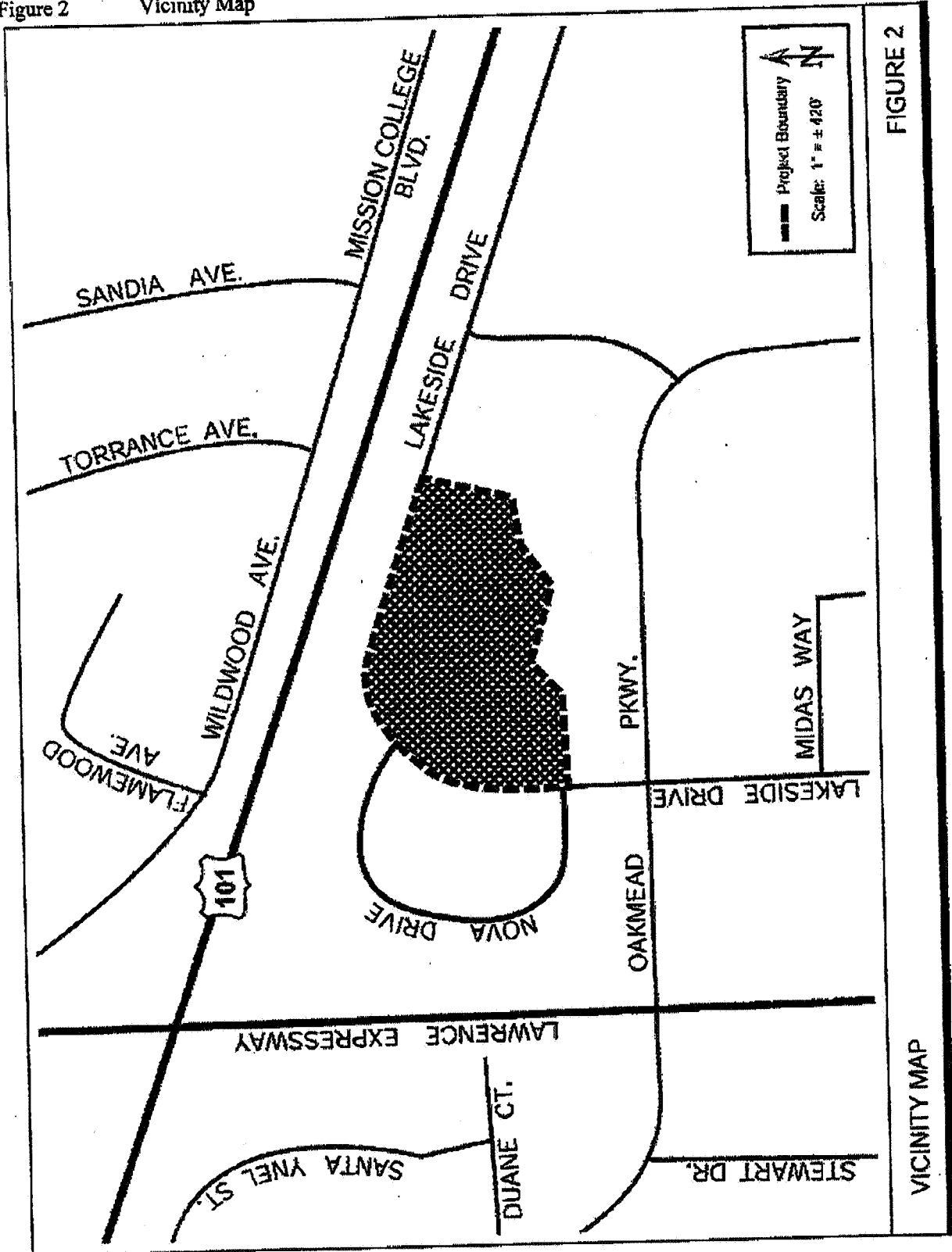


Figure 3 Aerial Map

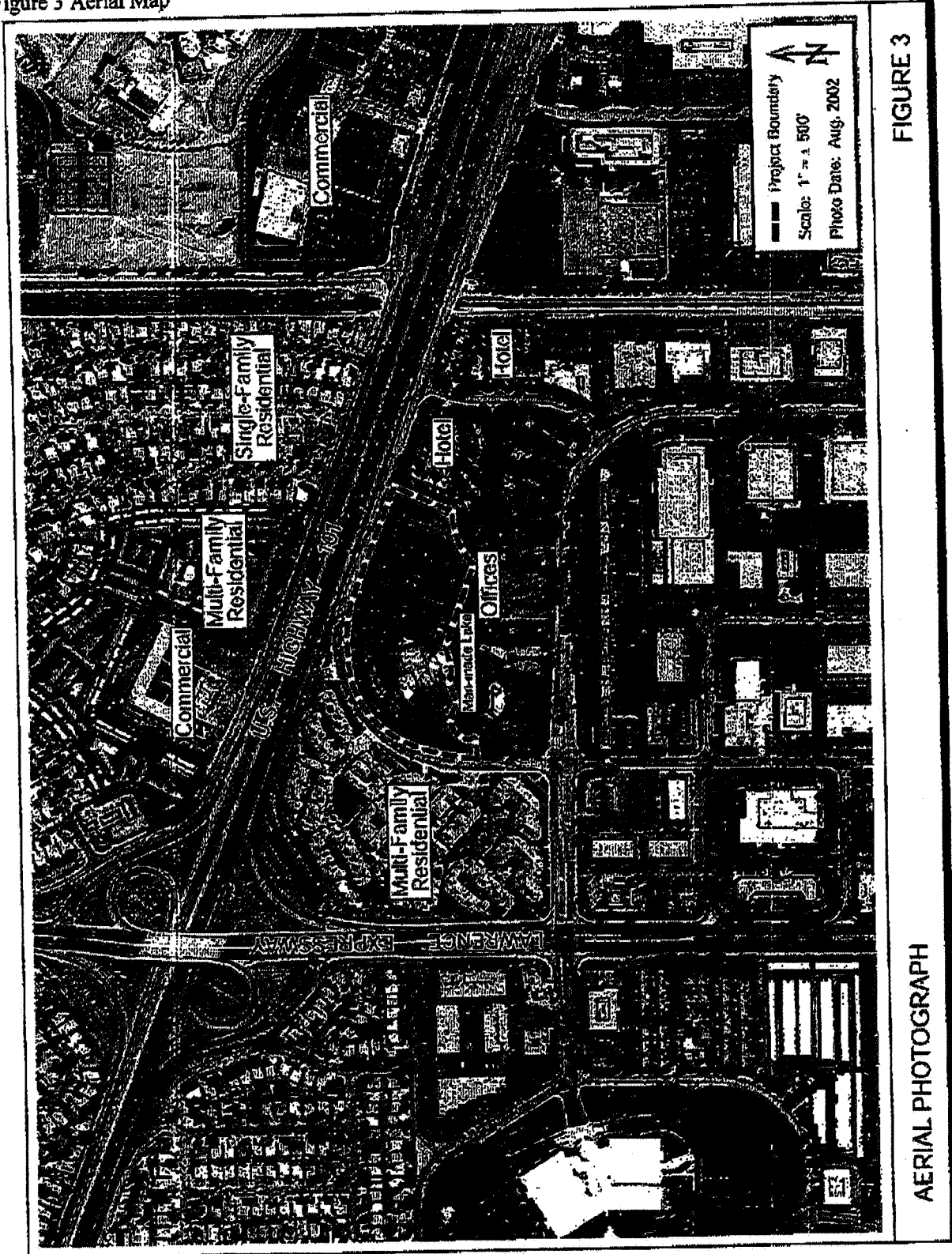


FIGURE 3

AERIAL PHOTOGRAPH

## C. DESCRIPTION OF THE PROJECT

The 8.63-acre project site is currently designated as *Industry* by the City's General Plan and is zoned *MS-Industrial Service*. The proposed project consists of two components: 1) a General Plan amendment to change the land use and zoning on the site to Specific Plan and 2) a development proposal. These two components are further described below.

### 1. General Plan Amendment

The project proposes to amend the City's General Plan Land Use Map to change the site's land use designation from *Industry* to *Specific Plan* in order to allow for redevelopment of the site. The proposed Specific Plan would allow for the development of condominiums and a new hotel on the site. The Specific Plan would also allow for up to a maximum of 5,000 square feet of neighborhood-serving retail on the site.

### 2. Specific Development Project

The proposed development project consists of two parts: a residential development and a hotel. The project would require demolition of the existing hotel on the site. The residential development and hotel are described in more detail below:

#### **Residential Development**

The proposed residential development would be located on the eastern portion of the project site and would consist of four buildings, totaling approximately 312,135 square feet. The four buildings would be up to seven stories in height (approximately 75 feet) and would have between 60 and 70 units each, for a maximum total of 280-units. The units would range from one to three bedrooms, averaging 1,000 square feet per unit. Parking would be located at grade and would be covered by a landscaped podium. The landscape podium would include a pool, recreation area, and associated amenities.

#### **Hotel**

The proposed new hotel would be located on the western portion of the site and be approximately 133,700 square feet in size. The hotel would include approximately 260 rooms, 5,000 square feet of meeting rooms, a wedding venue, restaurant, and associated amenities. Parking for the hotel would be provided by a new two-story parking structure to be located along the western boundary of the site.

## D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

The EIR will address the following environmental issues: land use, transportation, air quality, noise, visual and aesthetics, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, cultural resources, utilities and service systems, energy, availability of public facilities and services, cumulative impacts, alternatives to the project, and growth inducing impacts. A brief discussion of the anticipated environmental impacts is presented below.

*Land Use:* The EIR will evaluate potential land use conflicts between the proposed Specific Plan and the existing land uses in the project area. The proposed project would have a beneficial impact on the City's jobs/housing imbalance. The EIR will describe any physical environmental impacts related to the project's population and housing impacts. Program-level and project-specific mitigation measures will be identified to reduce significant land use impacts, as appropriate.

*Transportation:* The traffic analysis prepared for the EIR will compare the trip generation of the proposed project with the trips from the existing hotel and will evaluate the potential for the project to result in intersection impacts. The adequacy of the site's proposed access and circulation will also be evaluated. Program-level and project-specific mitigation measures will be identified to reduce significant transportation impacts, as appropriate.

*Air Quality:* The EIR will describe the regional air quality conditions in the San Francisco Bay Area, and address air quality impacts expected to result from the proposed land use change, in conformance with the criteria identified by the Bay Area Air Quality Management District. Impacts from construction-related activities, such as construction vehicle exhaust and fugitive dust, will also be discussed. The EIR will estimate the traffic to be generated as a result of the project and the potential air quality impacts resulting from project-generated traffic. Program-level and project-specific mitigation measures necessary to reduce significant air quality impacts will be identified, as appropriate.

*Noise:* The EIR will discuss the existing noise setting and the noise levels associated with the project and project-generated traffic. Impacts resulting from construction noise will also be addressed. Program-level and project-specific mitigation measures will be identified to reduce significant noise impacts, as appropriate.

*Visual and Aesthetics:* The EIR will describe the existing visual character of the project site area and will address the visual impacts of the project. Program-level and project-specific mitigation measures will be identified to reduce significant visual and aesthetic impacts, as appropriate.

*Biological Resources:* A description of the biological conditions on the site and the impacts of the project will be evaluated in the EIR. The EIR will specifically address the presence/absence of special-status plant and animal species and sensitive habitats on the site. A survey of the existing trees on the site will also be included in the EIR. Program-level and project-specific mitigation measures will be identified to reduce significant impacts to biological resources, as appropriate.

*Geology and Soils:* The EIR will describe the geologic setting and address the impacts associated with developing the site. The suitability of the soils on-site to support the proposed structures will be evaluated. Program-level and project-specific mitigation measures will be identified to reduce significant geological impacts, as appropriate.

*Hydrology and Water Quality:* The EIR will describe the changes in site drainage and hydrological conditions resulting from the project. The EIR will identify the capacity of existing and planned storm drain systems to accommodate storm water runoff from the proposed development, and will discuss methods for draining the project site. Water quality impacts and conformance with the Santa Clara Valley Urban Runoff Pollution Prevention Program, as well as other Regional Water Quality Control Board requirements, will be addressed. Program-level and project-specific mitigation measures will be identified to reduce significant hydrologic impacts, as appropriate.



*Hazards and Hazardous Materials:* The EIR will describe the existing conditions on and adjacent to the site, including the potential for existing soil and groundwater contamination at the site to impact future uses on the site. The EIR will also evaluate the risks posed to the project by nearby hazardous materials users. Program-level and project-specific mitigation measures will be identified to reduce significant hazardous materials impacts, as appropriate.

*Cultural Resources:* No historically significant resources are present on the site. The EIR will describe the potential for prehistoric (Native American) cultural resources to be present on the site and the project's potential to impact those resources. Program-level and project-specific mitigation measures will be identified to reduce significant impacts to cultural resources, as appropriate.

*Utilities and Service Systems:* The EIR will describe the existing utilities in the site area and will analyze the impacts of the proposed project on public utilities and services including sanitary sewer, storm drains, water supply, and solid waste. Program-level and project-specific mitigation measures will be identified to reduce significant impacts to utilities and services systems, as appropriate.

*Energy:* In conformance with CEQA Guidelines Section 15126.4(c) and Appendix F, the EIR will examine the potential for the proposed development project and/or the Specific Plan to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project. Program-level and project-specific mitigation measures will be identified to reduce significant impacts, as appropriate.

*Availability of Public Facilities and Services:* In conformance with CEQA and relevant case law, the EIR will address the availability of public facilities and service systems to meet demands generated as a result of the proposed land use change and specific development project. Impacts will not be identified as environmental unless the project triggers a physical environmental change, such as the need to construct new facilities.

*Cumulative Impacts:* The EIR will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. This section will cover all subject areas discussed in the EIR and will specify which of the areas are anticipated to experience significant cumulative impacts. Cumulative impacts will be discussed qualitatively, unless specific quantitative information on other pending projects is available prior to publication of the Draft EIR.

*Alternatives to the Project:* Alternatives to the project as proposed, including a "No Project" alternative, will be addressed. Other alternatives analyzed will be selected based on their ability to reduce or avoid environmental impacts and will likely include an alternative land use, a smaller project site, alternative location, and a reduced density alternative, if those alternatives might reasonably be assumed to reduce or avoid any impacts from the proposed project.

*Growth-Inducing Impacts:* The EIR will discuss the ways in which the project could foster growth in the surrounding environment.

*Other CEQA Sections:* The EIR will include other sections required by CEQA, including Significant Unavoidable Impacts, Significant Irreversible Environmental changes, Authors and Consultants, References, and Technical Appendices.

**DEPARTMENT OF TRANSPORTATION**

P. O. BOX 23660  
OAKLAND, CA 94623-0660  
(510) 286-4444  
(510) 286-4454 TDD



*Flex your power!  
Be energy efficient!*

**RECEIVED****MAR 11 2005****PLANNING DIVISION**

March 8, 2005

SCL-101-43.65  
SCL101798  
SCH2005022089

Mr. Steve Lynch  
City of Sunnyvale  
P.O. Box 3707  
Sunnyvale, CA 94088-3707

Dear Mr. Lynch:

**Lakeside Specific Plan Project – Notice of Preparation (NOP)**

Thank you for including the California Department of Transportation in the environmental review process for the proposed project. We have reviewed the NOP for the proposed project and have the following comments to offer.

Our primary concern with the project is the potentially significant impact it may have to traffic volume and congestion. In order to adequately address our concerns regarding the proposal, we recommend a traffic impact analysis be prepared. The traffic impact analysis should include, but not be limited to the following:

1. Information on the project's traffic impacts in terms of trip generation, distribution, and assignment. The assumptions and methodologies used in compiling this information should be addressed.
2. Current Average Daily Traffic (ADT) and AM and PM peak hour volumes on all significantly affected streets, highway segments, intersections and ramps.
3. Schematic illustration of the traffic conditions for: 1) existing, 2) existing plus master plan, and 3) cumulative for the intersections in the master plan area.
4. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect the State Highway facilities being evaluated.

5. Mitigation measures should consider highway and non-highway improvements and services. Special attention should be given to the development of alternate solutions to circulation problems that do not rely on increased highway construction.
6. All mitigation measures proposed should be fully discussed, including financing, scheduling, implementation responsibilities, and lead agency monitoring.

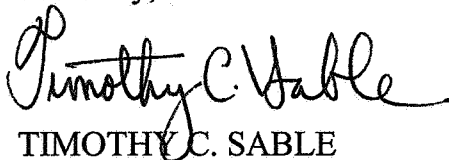
We recommend you utilize Caltrans' "*Guide for the Preparation of Traffic Impact Studies*" which can be accessed from the following webpage:  
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

Please be advised that any work or traffic control within the State right-of-way (ROW) will require an encroachment permit from the Department. To apply for an encroachment permit, submit a completed encroachment permit application, environmental documentation, and five (5) sets of plans (in metric units) which clearly indicate State ROW to the following address:

Mr. Sean Nozzari, District Office Chief  
Office of Permits  
California Department of Transportation, District 04  
P. O. Box 23660  
Oakland, Ca 94623-0660

Should you require further information or have any questions regarding this letter, please call José L. Olveda of my staff at (510) 286-5535.

Sincerely,



TIMOTHY C. SABLE  
District Branch Chief  
IGR/CEQA

c: Scott Morgan (State Clearinghouse)

# County of Santa Clara

Roads and Airports Department  
Land Development and Permits

101 Skyport Drive  
San Jose, California 95110-1302  
(408) 573-2460 FAX (408) 441-0275

RECEIVED  
MAR 16 2005  
PLANNING DIVISION



March 15, 2005

Steve Lynch  
Associate Planner  
City of Sunnyvale Community Development  
456 West Olive Avenue  
P.O.Box 3707  
Sunnyvale, CA 94088-3707

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Lakeside Specific Plan Project

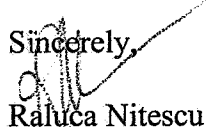
Dear Mr. Lynch,

The Notice of Preparation along with the attachments for the subject project was received by our office on February 18, 2005. Our comments are as follows:

1. Please provide a Traffic Impact Report. The Report should include any potential impacts and the proposed mitigations for Lawrence Expressway and any other County maintained facilities.
2. The Traffic Impact Report should be submitted for our review and comments.

Thank you for the opportunity to review and comment on this project. If you have any questions, please call me at (408)-573-2464.

Sincerely,

  
Raluca Nitescu  
Project Engineer

Cc: SMS, WRL, File



March 14, 2005

City of Sunnyvale  
Planning Division  
P.O. Box 3707  
Sunnyvale, CA 94088-3707

RECEIVED

MAR 25 2005

DAVID J. POWERS  
& ASSOCIATES, INC.

Attention: Steve Lynch, Associate Planner

Subject: Lakeside Specific Plan Project  
Notice of Preparation

Dear Mr. Lynch:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the Notice of Preparation for the proposed Lakeside Specific Plan located at 1250 Lakeside Drive, south of U.S. 101 and east of Lawrence Expressway. This project proposes to amend the General Plan to change the land use and zoning, and to construct a 280-unit residential development and a 260-room hotel.

**Comments on the Notice of Preparation**

As a transit provider and a multi-modal transportation planning organization involved with transit, highways and roadways, bikeways, and pedestrian facilities, VTA has the following comments on the scope and content of the Environmental Impact Report (EIR).

VTA's Congestion Management Program (CMP) requires a Transportation Impact Analysis (TIA) for any project that is expected to generate 100 or more new peak-hour trips. Based on the information provided on the size of the project, a TIA is required.

VTA's *Transportation Impact Analysis Guidelines* should be used when preparing the TIA. These guidelines include the analysis of bicycle facilities, parking, site circulation and pedestrian access, as well as roadways, and may be downloaded from <http://www.vta.org/news/vtacmp/> under "Technical Guidelines". For more information on TIA guidelines, please call Murali Ramanujam, Development & Congestion Management Division, at 408-952-8905.

**Comments on Development Proposal**

In addition to our comments on the scope of the EIR, VTA would also like to provide comments on the development proposal for consideration during the plan review process:

City of Sunnyvale  
March 14, 2005  
Page 2

*Building Density, Orientation, Parking, and Pedestrian Connectivity -*

VTA supports the proposed land use change and recommends developing this site at the maximum possible density. VTA recommends that future residential units at this site be oriented to the street as much as is possible, with minimum setbacks and resident parking to the rear of buildings. VTA also encourages the incorporation of thoughtful pedestrian connectivity into the site design to minimize walking distances to any neighborhood-serving retail or personal services on the site, as well as to provide convenient connections to area transit stops.

For all future buildings at this site, including both the proposed hotel and residential units, VTA recommends locating public uses on the ground floor when possible to make pedestrian access convenient. Developments that provide a mix of compatible land uses within walking distance of each other foster lively pedestrian environments and reduce the need for automobile travel, thereby enhancing the local community.

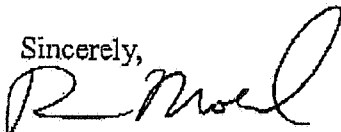
The VTA *Community Design & Transportation (CDT) Guidelines* and the VTA *Pedestrian Technical Guidelines* should be used when designing these developments. These documents provide guidance on site planning, building design, street design, preferred pedestrian environment, intersection design and parking requirements. Both *Guidelines* are available upon request to agency staff. For more information, please call Chris Augenstein, Development & Congestion Management Division, at 408-321-5725.

VTA staff look forward to reviewing future development plans for this site when they become available.

*For more information*, general questions, technical support, OR, to arrange a meeting with VTA staff to discuss On-Site Planning and Design of this or any other development projects, please contact George Tacké, Development & Congestion Management Division, at 408-321-5865 or via email at [george.tacke@vta.org](mailto:george.tacke@vta.org).

We appreciate the opportunity to review this project. If you have any questions regarding VTA's comments, please call Christina Jaworski of my staff at (408) 321-5751.

Sincerely,



Roy Molseed  
Senior Environmental Planner

RM:CTJ:kh

## Steve Lynch - Lakeside Specific Plan NOP DEIR

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**From:** Raluca Nitescu <Raluca.Nitescu@rda.sccgov.org>  
**To:** "City of Sunnyvale, Planning" <SLynch@ci.sunnyvale.ca.us>  
**Date:** 3/15/2005 3:52:31 PM  
**Subject:** Lakeside Specific Plan NOP DEIR

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Please find attached the comments/conditions for the subject project:

March 15, 2005

Steve Lynch  
Associate Planner  
City of Sunnyvale Community Development  
456 West Olive Avenue  
P.O.Box 3707  
Sunnyvale, CA 94088-3707

**Subject:** Notice of Preparation of a Draft Environmental Impact Report  
Lakeside Specific Plan Project

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Sincerely,

Raluca Nitescu  
Project Engineer

Cc: SMS, WRL, File

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MAR 28 2005

DAVID J. POWERS  
& ASSOCIATES, INC.